

## Two Adjoining Commercial Units In NW10 2187 sq ft (203 m<sup>2</sup>) & 3284 sq ft (305 m<sup>2</sup>)

**At Very Competitive Rents**



### **Chandelier Building 2-12 Scrubs Lane London NW10 6RB**

**Location:** Close to the junction of Scrubs Lane with the Harrow Road approximately 3/5<sup>ths</sup> of a mile from Kensal Green Underground Station. Road links are excellent via the A40 Westway.

Located within this well known refurbished commercial building, the accommodation is situated on the 3<sup>rd</sup> Floor

**Accommodation:**

Two commercial units available to let. Either together or separately. The accommodation is adjoining and occupies most of the 3<sup>rd</sup> floor of the building. Unit 3.1 is currently used as a storage and packing facility and unit 3.2 as a showroom/offices with some private offices and its own wc facilities.

Approximate Gross areas:

<b>Unit 3.1</b>	8.13 x 25.00	2,187 sq ft	<b>203 M<sup>2</sup></b>
<b>Unit 3.2</b>	19.13 x 15.95	2,130 sq ft	<b>305 M<sup>2</sup></b>

**Amenities:**

LED Lighting  
3.0m Ceiling Height  
Concrete Floors  
Kitchen Facilities  
Gas Heating  
Alarm & CCTV  
2 Passenger Lifts Plus Goods Lift

**Lease/Leases:** Both leases expire 30<sup>th</sup> November 2023 without review

**Rent:** **Unit 3.1** £29,224.80 p.a. plus vat. rising to £33,501 plus vat on 1/12/2022. Service charges included.

**Unit 3.2** £35,670.00 p.a. plus vat. rising to £49,068 plus vat on 1/12/2022. Service charges included.

**Legal costs:** Each party to bear their own professional costs.

**Rates:** **Unit 3.1** £18,962 p.a payable

**Unit 3.2** £20,583 p.a. payable

**P.T.O.**

